

**37/82 Martyn St, Parramatta Park, QLD, 4870**



**Apartment For Sale**

Thursday, 24 October 2024

37/82 Martyn St, Parramatta Park, QLD, 4870

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



Tim Lyon

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## CITY FRINGE STUNNER WITH 2 CAR SPACES

Boasting sensational proportions, a suite of considered and tasteful renovations and spread over 2 generous levels, apartment 37 in the well regarded "Terraces on Martyn" is an exemplary example of all that convenient, City fringe living has to offer. To top it all off, the new owners of terrific, townhouse style property, will also experience the convenience and highly coveted benefit of 2 car spaces, on title.

### The Facts

- Thoughtfully renovated kitchen with plenty of bench space
- Two renovated ensuite bathrooms with walk in showers
- Completely tiled throughout, maximises cooling and easy maintenance
- Open plan kitchen living and dining area
- Generous balcony with sought after South Easterly aspect
- Large, separate laundry room with additional WC
- Split system air-conditioners throughout
- Large bedrooms with built in robes
- Elevated positioning, maximises security
- Secure underground parking with 2 spaces on title plus storage cage
- Well maintained complex, complete with manager and manicured gardens
- Walking distance to CBD, shopping and dining

### The Figures

- Built 2007
- 39 apartments in the complex
- Strata of \$6,914 per annum
- Council rates \$2950 approx per annum
- Currently leased for \$450 per week on periodic lease
- Rental appraisal \$520 plus per week

We hear it time and time again, "we are looking for something low maintenance, something that's already had the big ticket items attended to, with affordable body corporate fees, close to the city and with 2 car spaces". Up until seeing apartment 37 in Terraces on Martyn, I was convinced that it didn't exist and if it did, there's no way that the owner would ever let it go. I've never been happier to be wrong.

Boasting everything you could hope for and a few that many only dream of, here's your chance to secure the best opportunity of the year. For all inquiries or to arrange an inspection contact Tim Lyon on 0400 355 706.

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